PHA 5-Year and
Annual Plan

U.S. Department of Housing and Urban Development Office of Public and Indian Housing

OMB No. 2577-0226 Expires 4/30/2011

1.0	PHA Information									
	PHA Name: City of Tempe Housing Authority PHA Code: A031									
	PHA Type: Small High Performing Standard HCV (Section 8)									
	PHA Fiscal Year Beginning: (MM/YYYY): 07/2012									
2.0	Inventory (based on ACC units at tin	ne of FY beginn	ing in 1 () above)							
	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units:									
3.0	Submission Type			<u>_</u>						
	5-Year and Annual Plan	⊠ Ann	ual Plan Only	5-Year Plan Only						
4.0	PHA Consortia	☐ PHA Cons	sortia: (Check box if submitti	ng a joint Plan and comple	ete table belo	w.)				
			1	1	No of Un	its in Each				
	Participating PHAs	PHA	Program(s) Included in	Programs Not in the	Program	its iii Eacii				
	Tuttopumg TTI Is	Code	the Consortia	Consortia	PH	HCV				
	PHA 1: N/A				1	1				
	PHA 2:									
	PHA 3:									
5.0	5-Year Plan. Complete items 5.1 and	1 5.2 only at 5-Y	ear Plan update.							
						-				
5.1	Mission. State the PHA's Mission fo	or carving the ne	ade of low income very low	income and extremely lo	w income for	nilies in the DHA's				
	jurisdiction for the next five years:	n serving the ne	eds of low-income, very low-	-income, and extremely to	w income ran	mines in the 111A s				
	jungarenon for the next five years.									
5.2	Color 101 of a II of a I	NTA 2	11 1 1 11	'11 11 d DITA	d 1	C1 : 1				
	Goals and Objectives. Identify the F very low-income, and extremely low-									
	meeting the goals and objectives desc			ude a report on the progres	ss me ffia na	as made m				
	meeting the gottle and objectives desc	arood in the pro-								
	PHA Plan Update									
	() II () II DIIA DI									
	(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:									
	The PHA revisions taken since the PHA's last Annual Plan include:									
	THE TAKE TO INDIVIDUATION SHIPE CHE I THE STREET VALUE I INC.									
	Utility Allowances. Due to a greater than 10% change in rates, the current utility allowance schedules will be									
	revised effective March 1, 2012. Changes in utility allowances are implemented immediately, but not later that next regularly scheduled reexamination of family income.									
	, and the second of the second									
	Payments Standards. Effective	October 1, 2	011, the PHA decreased	its Payment Standard	ls to reflect	100% of the				
	established Fair Market Rents									
	will be lowered at the effective	date of the fa	amily's second regular re	eexamination followin	g the effect	ive date of the				
	decrease in the payment stand	ard.								
6.0										
	2. Financial Resources - (A	ttachment A)	2012 draft budget, incl	uding state and federa	al rental su	bsidy				
			PDF							
			<i>_</i>							
			Attachment							
			A-Financial Resources							
	3. Rent Determination - T	he City of Te	mpe Housing Services (ΓHS) Section 8 Admin	istrative Pl	an is available				
	at www/tempe.gov/housi									
		_		-						
	4. Fiscal Year Audit - (Atta	achment B) –	Fiscal Year 2010 Audit							
			PDF							
	▶									
	Attachment B-2010									
	lence Agoi	net Woman Act								
	5. Violence Against Women (VAWA) Activities	Au (VAWA)	- City of Tempe Housing	g services (1115) - VIC	nence Agail	nst women Act				
	(TAVIA) ACUVILLES									

The THS Section 8 Administrative Plan was updated in August 2010 and adopted February 24, 2011 to reflect current regulation and policy changes to support victims of domestic violence, dating violence, sexual assault or stalking. The Plan contains descriptions of VAWA in Chapter 12-II.E. Terminating the Assistance of Domestic Violence, Dating Violence, or Stalking Victims and Perpetrators [24CFR 5.2205] and Chapter 16, Program Administration includes the following description, activities, services, or programs offered by an agency, either directly or in participation with other services providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking.

The City of Tempe Housing Services (THS) Section 8 Administrative Plan is available at www/tempe.gov/housing, for all policy reference regarding VAWA

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

The referenced documents were available for public review and comment on the City's website and at the following locations: City of Tempe Housing Services (main office lobby and official website) 21 E. 6th St. Tempe, AZ 85281- and the PHA's website at www/tempe.gov/housing. Public access to information regarding any activity outlined in this plan can be obtained by contacting the Tempe Housing Services Office at (480) 350-8950 TDD (480) 350-8913.

The City of Tempe Housing Services (THS) Section 8 Administrative Plan is available at www/tempe.gov/housing, for all policies that govern eligibility, selection and admission policies.

Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable.

Homeownership Programs.

The PHA continues to offer a single down payment assistance grant funded by HOME and Community Development Block Grant (CDBG) funds for income eligible and qualified families when available by HUD. In fiscal year 2010-2011, the PHA assisted 9 homeowners with down payment assistance; disappointingly, none were Section 8 households. The total number assisted decreased in the fiscal year and most was attributed to the bad economy, never the less, the PHA continues to be steadfast in its delivery of the program and continues to work with homeowner counselors in preparing the households for homeownership. Due to budget reductions in grant funding for FY2011-2012, the PHA will limit the number of families participating in Section 8 homeownership. Assistance will be based upon available funding at the time of application for the Homeownership program.

Actions the PHA undertook to implement the program this year include the renewal of the PHA's grant funding for two Family Self-Sufficiency (FSS) Coordinator position. The positions will assist in the administration of the existing FSS program and homeownership programs which include the Community Assisted Mortgage Program (CAMP) and the Section 8 Homeownership program. Both programs will use HOME and Community Development Block Grant (CDBG) and Individual Development and Empowerment Account (IDEA) as the funding sources.

PROJECT BASED VOUCHERS (PBV) – The PHA is in the administrative process of implementing a Section 8 Project-Based Voucher (PBV) program which is a component of the Section 8 Housing Choice Voucher (HCVP) program. The PBV program will provide long term project-based affordable housing for very low and extremely low households. Implementation of the PBV program and completion of the HUD approval process is contingent on HUD's determination on an external development matter.

On January 19. 2012, the City of Tempe will request approval of a resolution authorizing the execution of PBV Agreements with Apache ASL Trails II Limited Partnership pursuant to Chapter 17 (Project-Based Program Plan and Procedures) of the Revised City of Tempe Housing Choice Voucher Administrative Plan. These agreements will implement the Project Based Voucher Program at the Apache ASL Trails project by assigning 15 vouchers to this building containing 75 units of special needs housing for seniors and those that are persons with disabilities. The project is located at 2428 East Apache Boulevard. The initial term of the PBV Agreements is 5 years. In early April, 2012, the City submitted Contracts to HUD for review and approval.

Continuance of a resolution by the developer and the Department of Housing and Redevelopment (HUD), Fair Housing Division is still pending and the PBV program will be executed upon completion and final approval by HUD.

On January 19, 2012, the PHA consulted with the Resident Advisory Board (RAB) on the approval of version az031v01 of the Annual Agency Plan and to discuss the revisions to the Tempe Housing Services Administrative Plan. No Comments were received by the PHA for this meeting.

7.0

8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. N/A							
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1, for each current and open CFP grant and CFFP financing. N/A							
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the Capital Fund Program Five-Year Action Plan, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. N/A							
8.3	Capital Fund Financing Program (CFFP). Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. N/A							
9.0	Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.							
9.1	Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.							
	Additional Information. Describe the following, as well as any additional information HUD has requested.							
	(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5- Year Plan.							
10.0	The PHA continues to meet its goals of the Housing Choice Voucher and Community Development Block Grant (CDBG) Annual and 5-Year PHA Plans. This includes preserving and developing decent, safe, affordable housing; creating suitable living environments; and expanding opportunities for low and moderate-income people. All of the agency's federal funded activities principally benefited low-and moderate-income residents and its activities were also consistent with its goals and objectives identified in its 2010-2015 Consolidated Plan and FY 2010 Community Development Block Grant (CDBG) Annual Action Plan.							
	The agency continues to demonstrate their ability to implement the City's Housing Choice Voucher program in accordance with federal requirements and has consistently met its obligation to ensure that all available housing choice vouchers are used and continuance of a balanced budget. For FY 2011 ending June 30, 2011, the agency received a Section 8 Management Assessment Program (SEMAP) score of 100% and was rated as a High Performer.							
	In September of 2011, a Human Services committee was created at the direction of City Council to determine the most efficient and effective way to provide human services to residents of the City of Tempe. This includes the evaluation of the Housing Services Division and its programs within the City's organizational structure. To date, the committee continues its dialogue and results are expected in late 2012.							
	(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"							
	(c) PHA's must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance.							
11.0	Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.							
	(a) Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations (which includes all certifications relating to Civil Rights)							
	(b) Form HUD-50070, Certification for a Drug-Free Workplace (PHAs receiving CFP grants only) N/A							
	(c) Form HUD-50071, Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only) N/A							
	(d) Form SF-LLL, Disclosure of Lobbying Activities (PHAs receiving CFP grants only) N/A							
	(e) Form SF-LLL-A, Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only) N/A							
	(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these							

recommendations. NO RAB comments

- (g) Challenged Elements. NO Challenged Elements.
- (h) Form HUD-50075.1, Capital Fund Program Annual Statement/Performance and Evaluation Report (PHAs receiving CFP grants only)
- (i) Form HUD-50075.2, Capital Fund Program Five-Year Action Plan (PHAs receiving CFP grants only) N/A